



Site Improvements

To: City of Albuquerque
From: Adam Harkness, PE
Kimley-Horn and Associates, Inc.
Date: 09/13/2024
Subject: Eastdale Shopping Center Minor Site Plan Administrative Amendment
Improvement Quantities

Proposed Site Improvements

Balboa Retail Partners is looking to propose Improvements to the current Eastdale Shopping Center at 9450 Candelaria Rd NE. These improvements shall include the following: resurface / sealcoat and restripe parking field, convert angled parking to 90-degree stalls; modify landscape islands, façade improvements, upgrade common area lighting, correct ADA deficiencies, remove landscape islands, close excess curb cuts, coordinate with Albertsons for cart containment system, and increase width of stalls from 8.5' to 10' in Albertsons primary parking area.

This project is anticipated to have minimal impact on the surrounding properties. This project does not cause the development to go out of conformance and meets the code requirements of The City of Albuquerque. The following improvements are being updated from the existing:

- Used efficiently to support broad-based economic development and the adequacy of housing and public services.
- Developed in an environmentally sustainable and aesthetically appealing manner.
- Supplied with public facilities sufficient to meet demand.
- Served by a safe, convenient, multimodal, and interconnected transportation system.

The improvements are quantified in the itemized site plan table below comparing the site improvements proposed in the original site plan amendment (#1002623), items required in the current IDO, and the site improvements being proposed in this current Administrative Amendment submittal package.

ITEMIZED SITE PLAN TABLE			
	EXISTING APPROVED SITE PLAN	IDO	PROPOSED SITE PLAN
CAR PARKING	629 SPACES	2.3 SPACES / 1,000 SF (246 SPACES)	920 SPACES
ADA PARKING	16 SPACES	9 SPACES	16 SPACES
BIKE PARKING	35	1 space per 2,000 SF GFA	34 total
MOTORCYCLE PARKING	7 SPACES	5 SPACES	5 SPACES
LIGHTING	PLEASE SEE SUMMARY LIST BELOW REGARDING LIGHTING UPDATES PER IDO AND CURRENT SITE PLAN.		6 PROPOSED LIGHTS, 9 EXISTING (15 TOTAL)

LANDSCAPE CODE REQUIREMENTS

STREET FRONTAGE LANDSCAPING 14-6-5-6(D)				
STREET NAME	FRONTAGE LENGTH (LF)	TREE / LF REQ.	NO. TREES REQ./PROV.	
CANDELARIA DR	323	1/25	13/13	
EUBANK BOULEVARD	17	1/25	N/A	
PARKING LOT LANDSCAPING 14-6-5-6(F)				
REQ. PARKING	TREE REQ./SPACE		NO. TREES REQ. / PROV.	BUFFER REQ.
264 SPACES	1/10		27/27	YES / CONT. EVERGREEN SHRBS
EXISTING LANDSCAPE - PER SITE PLAN AMENDMENT #1002623				
NO. TREES PROV. / TO REMAIN / PROPOSED	NO. SHRUBS PROV. / TO REMAIN / PROPOSED	NO. GRASSES PROV./ TO REMAIN / PROPOSED		
33 PROV. 2 TO REMAIN 40 NEWLY PROPOSED	80 PROV. 4 TO REMAIN 153 NEWLY PROPOSED	146 PROV. 68 TO REMAIN 0 NEWLY PROPOSED		

SEE SUMMARY PARAGRAPH BELOW REGARDING ARCHITECTURAL UPDATES PER IDO AND CURRENT SITE PLAN.

Architectural (Changes from 2015 site plan)

- No change to the building footprint.
- New paint throughout (throughout entire front façade of shopping center, not just limited to Albertson's)
- New premanufactured stone veneer at base and certain existing columns (throughout entire front façade of shopping center, not just limited to Albertson's)
- Removal of Architectural canopy in the middle of the building
- Replacing wall lighting fixtures with new (no additional fixtures)
- New raised parapet at Albertson's facade. Meets Section 2-4(C)(3) height requirements – 43' proposed – 45' allowed per Table 2-4-5 (MX-M)
- Section 5-11 (Building Design) does not apply as this project type is not listed in section 5-11(B).

Lighting

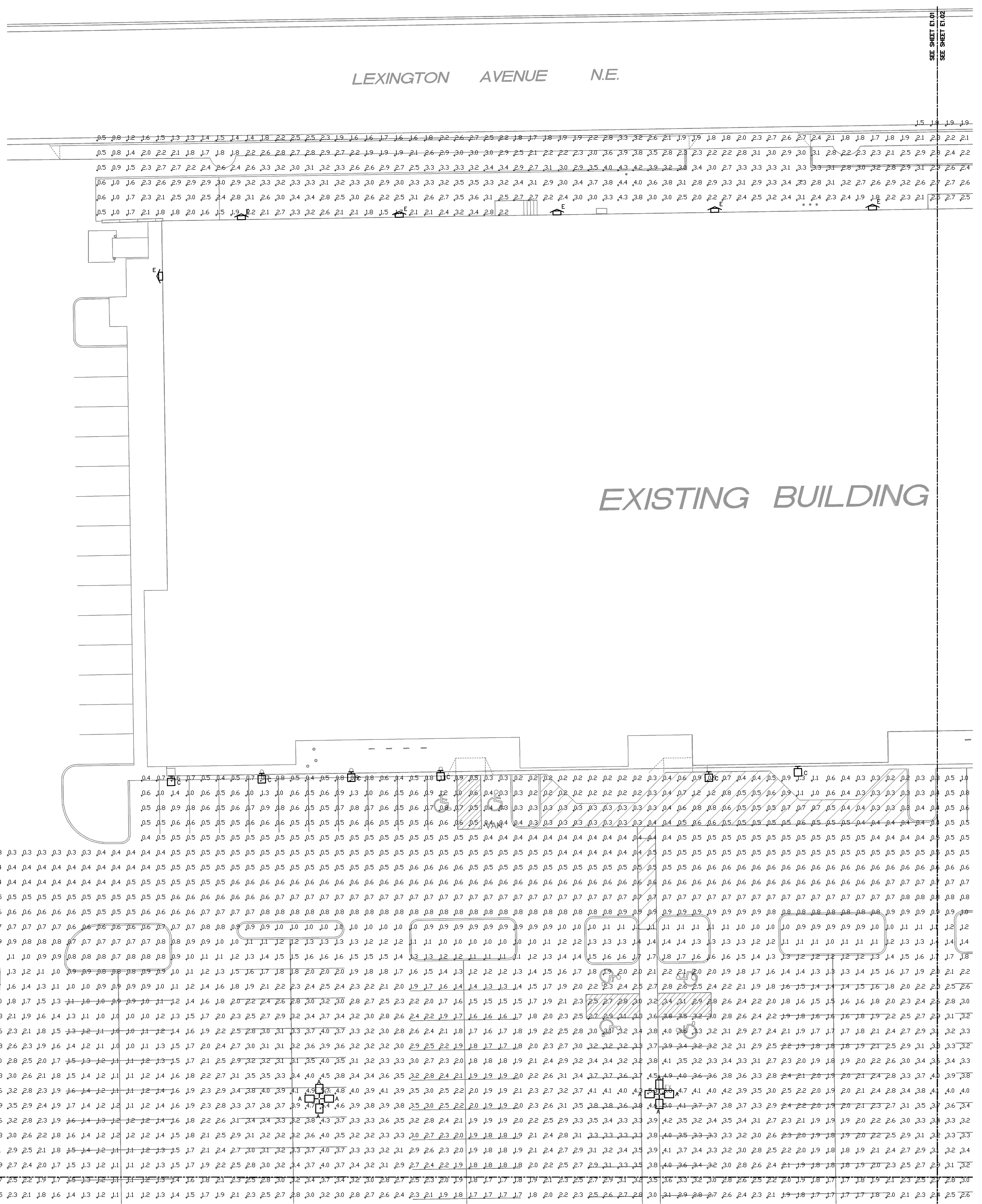
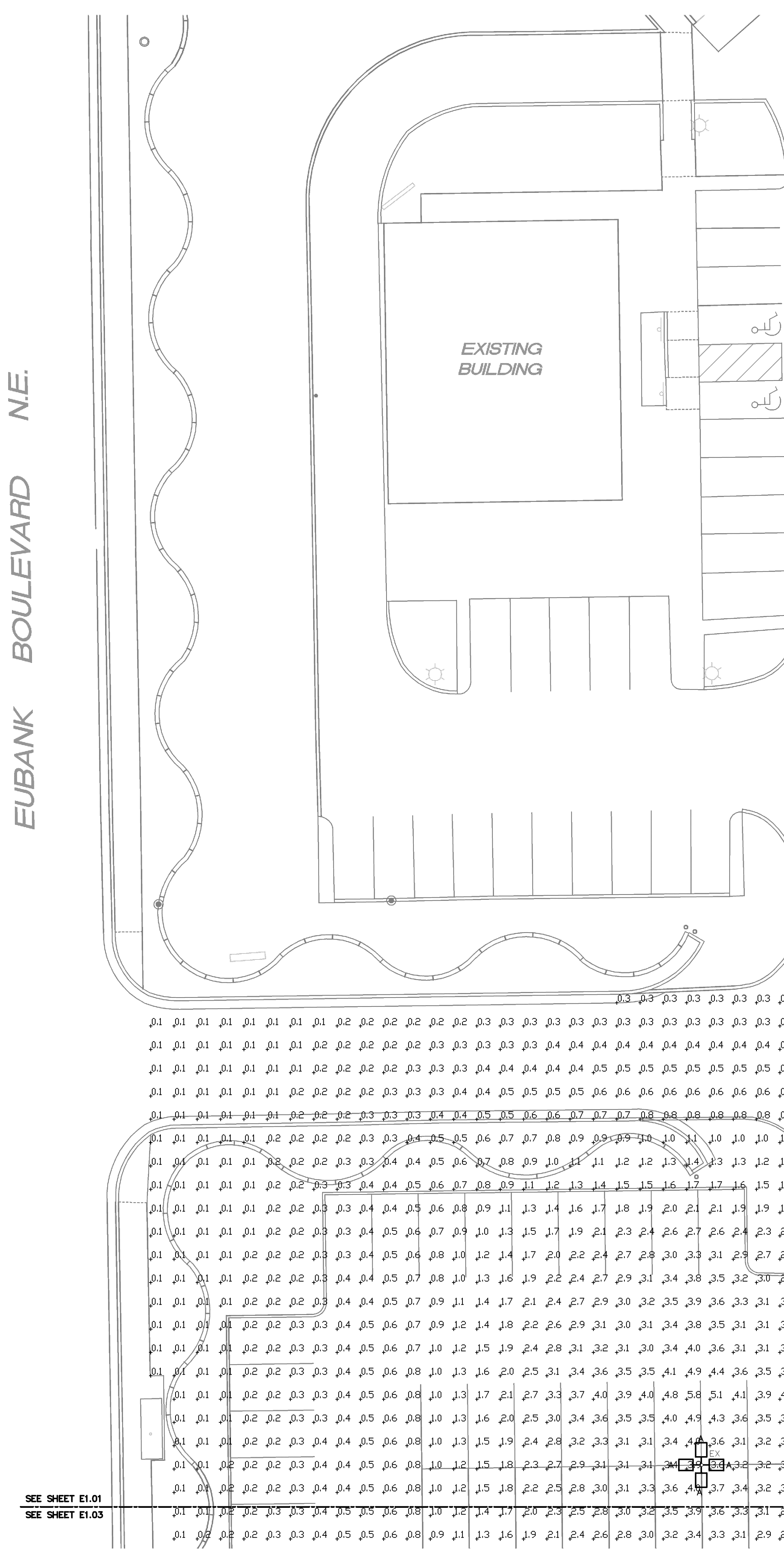
- Section 5-8(D)(1) – Fixtures "A" and "E" are the only luminaires greater than 70 watts. Both luminaires have zero intensity at or above 90 degrees, and less than 10 percent of the lamp lumens at or above 80 degrees.
- Section 5-8(D)(2) – None of the outdoor luminaires have a light source directly visible from public right-of-way or any adjacent property.
- Section 5-8(D)(3) – Excluding property lines adjacent to public streets, light spillover onto the area 10 feet beyond the property line is less than 200 foot lamberts.
- Section 5-8(D)(6) – The site lighting has an average illuminance of between 1 and 2 lumens per square foot (foot-candles).
- Section 5-8(D)(7) – The site lighting is utilizing the existing 30 foot tall light poles allowed for non-residential zone districts.
- Section 5-8(D)(8) – All exterior luminaires, other than pole mounted and security luminaires, are mounted between 6 and 15 feet above grade.
- Section 5-8(D)(9) – All exterior luminaires installed in canopies are flush mounted with flat lenses or recessed mounted.
- Section 5-8(D)(10) – All exterior luminaires have efficiencies of greater than 80 lumens per watt.
- Section 5-8(E)(3)(b) – The parking lot lighting has an average illuminance of between 1 and 4 lumens per square foot (foot-candles).

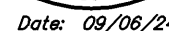
Thank you for your time and consideration and please feel free to contact me at 720-773-2882 or Adam.Harkness@Kimley-Horn.com with any questions.



Adam Harkness, P.E.
Project Manager

LUMINAIRE SCHEDULE											
MARK	MANUFACTURER	CATALOG NUMBER	VOLTAGE	WATTS	MOUNTING	LIGHT SOURCE	LAMP QTY.	LAMP DESCRIPTION	SUPPORTED DIMMING	SELECTED BY	REMARKS
A	RAB LIGHTING	ALEDM4TB/WS2	120	78	GRADE, POLE	LED	N/A	N/A	0-10V	ENGINEER	COORDINATE COLOR TEMPERATURE AND FINISH COLOR WITH OWNER.
B	ALCON	12100-41-S-D-D12-S4-30K-010-WH-8	120/277	48	CEILING, SURFACE	LED	N/A	N/A	MULTIPLE	ENGINEER	
B2	ALCON	12100-41-S-D-D12-S3-30K-010-WH-8	120/277	36	CEILING, SURFACE	LED	N/A	N/A	MULTIPLE	ENGINEER	COORDINATE COLOR TEMPERATURE AND FINISH COLOR WITH OWNER.
C	AFX	AUW612250SL30MBV2	120/277	24	WALL, SURFACE	LED	N/A	N/A	NON	ENGINEER	COORDINATE FINISH COLOR WITH OWNER.
D	LITHONIA	LB86-15LM-30K-AR-LS3-MDW-MVOLT-UGZ	120/277	19	CEILING, RECESSED	LED	N/A	N/A	MULTIPLE	ENGINEER	COORDINATE COLOR TEMPERATURE AND REFLECTOR WITH OWNER.
E	CREE	SEC-EDG-4MB-WM-08-E-UL-K-350	120/277	90	WALL, SURFACE	LED	N/A	N/A	MULTIPLE	ENGINEER	COORDINATE COLOR TEMPERATURE AND FINISH COLOR WITH OWNER.
LIGHT SOURCE CODES						SUPPORTED DIMMING CODES					
LED = LIGHT EMITTING DIODE FL = LINEAR FLUORESCENT CFL = COMPACT FLUORESCENT IND = INCANDESCENT MH = METAL HALIDE HPS = HIGH PRESSURE SODIUM						3-WIRE = FLUORESCENT 3-WIRE 0-10V = 0-10V ECO = LUTRON ECOSYSTEM DMX = DMX512 MLV = MAGNETIC LOW VOLTAGE / TRIAC / FORWARD PHASE / LEADING EDGE ELV = ELECTRONIC LOW VOLTAGE / REVERSE PHASE / TRAILING EDGE DALI = DIGITAL ADDRESSABLE LIGHTING INTERFACE					
LUMINAIRE SCHEDULE GENERAL NOTES:											
A. LUMINAIRE SYMBOLS THAT ARE SHOWN HALF-SHADED, OR LABELED "EM", ON THE PLAN(S) INDICATE LUMINAIRES THAT SERVE AS EMERGENCY LIGHTING. UNLESS SERVED BY A CIRCUIT ORIGINATING AT AN EMERGENCY PANELBOARD OR CENTRAL LIGHTING INVERTER, LIGHTING LUMINAIRES SHALL BE PROVIDED WITH AN EMERGENCY BATTERY. SEE THE SPECIFICATIONS FOR MINIMUM EMERGENCY BATTERY PERFORMANCE REQUIREMENTS.											
B. PROPOSED SUBSTITUTIONS FOR LUMINAIRES THAT ARE SELECTED BY OTHERS REQUIRE THE APPROVAL OF THE INDIVIDUAL THAT SELECTED THE LUMINAIRE.											





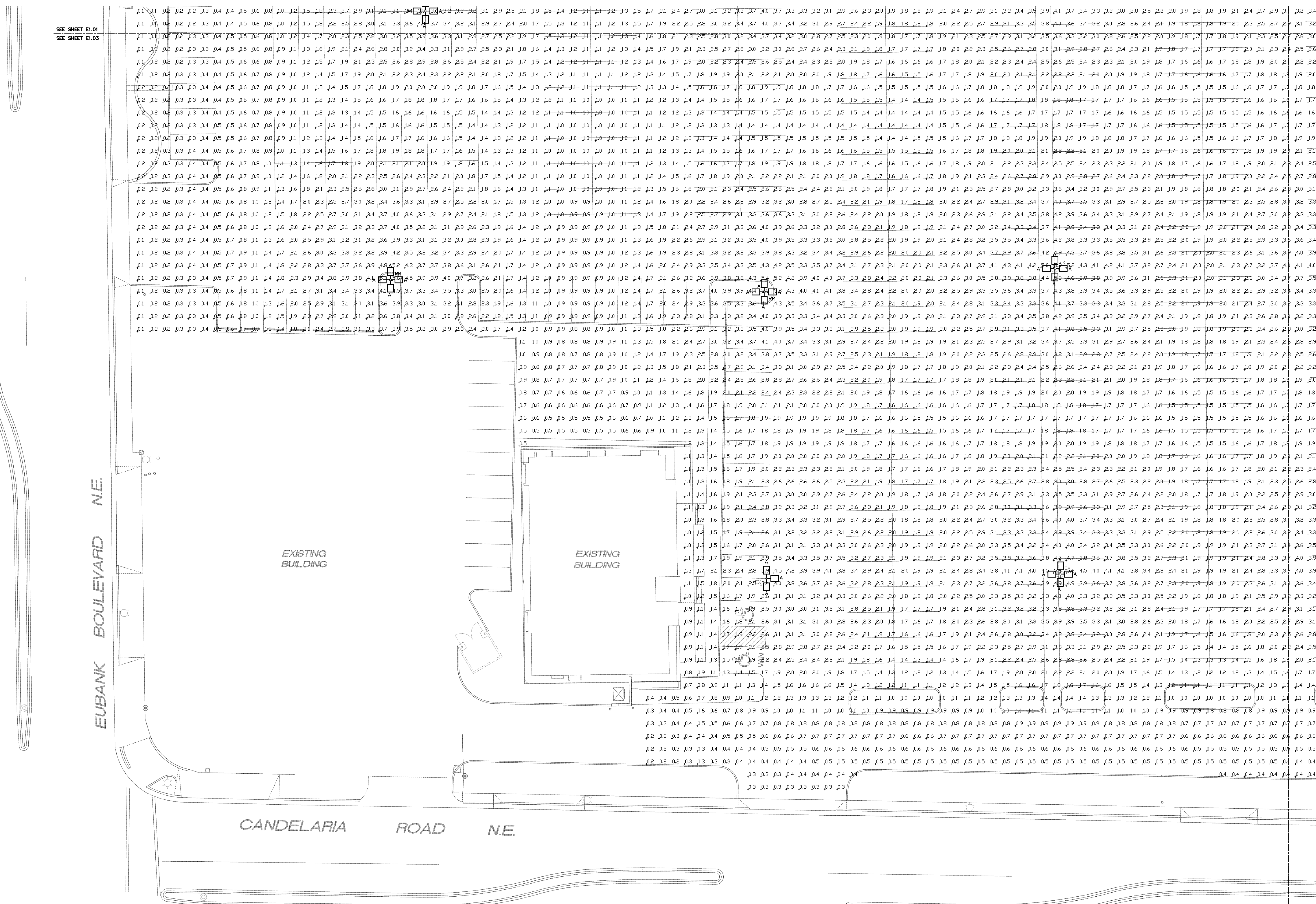
BALBOA RETAIL PARTNERS, LLC
11611 SAN VIENTE BLVD.; STE 90
LOS ANGELES, CA 90049

EASTDALE SHOPPING CENTER
SHOPPING CENTER MODERNIZATION
9450 CANDELARIA ROAD NE,
ALBUQUERQUE, NM 87112
PROJECT NUMBER: 23-262

Δ ISSUANCE NAME	DATE
-----------------	------

SITE LIGHTING PHOTOMETRICS PLAN

E1.03



SEE SHEET E1.03
SEE SHEET E1.04

NORTH



SITE LIGHTING PHOTOMETRICS PLAN

SCALE: 1/16" = 1'-0"

